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# The World's Fair City

## and Her Enterprising Sons

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THE

# WORLD'S FAIR CITY

AND HER

## ENTERPRISING SONS

BY

C. DEAN

"As a poet, I am a polytheist; as a naturalist, a pantheist; as a moral man, a deist; and in order to express my mind I need all these forms."—GOETHE.

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UNITED PUBLISHING COMPANY.
1892

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# PREFACE.

To present a book of this kind, with character sketches of living men who are prominent factors in great public enterprises, might have been criticized fifty years ago as being somewhat in bad taste. But opinions like fashions are continually changing. The popular demand of today is to know the methods of successful men; and, in order to know them character must be investigated.

"As soon as a stranger is introduced into any company one of the first questions which all wish to have answered is, How does that man get his living?" And if he has succeeded in adding something to the general wealth he becomes at once a sort of hero in the estimation of the American citizen.

The Chicagoans noticed in these pages are

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men of extraordinary ability, and occupy the front rank in the world of Enterprise. An effort has been made to give a true delineation of their characters and of their business modus operandi; but the most important question is: How much are these energetic sons doing for the world? Are they using their force in absorbing that of others, or in expending their great energies and talents for the benefit of mankind?

C. D.

# INTRODUCTORY.

When one reads such authors as Buckle and Draper, one is impressed with the influence of climate, soil and scenery; of oceans, lakes, rivers, mountains and valleys, upon the civilization, the industries, habits and customs of a people.

Thomas Carlyle finds the history of a nation or a period in the lives of its great men; the rulers, the warriors, the scholars and reformers, make and direct national and world-movements; but other writers find in the existing conditions of a time, the power that produces the leading minds and actors and gives shaping to what they do.

When one studies the brief but remarkable history of Chicago, one finds place and need for all these theories to account for its wonderful growth in population, business, wealth, and the progressive and earnest spirit of its people in the fields of learning and religion.

When nature formed the great valley between the Alleghany and the Rocky mountains, with its long rivers and rich soils, that fact determined the great agricultural region of the continent. And when nature placed such a body of water as Lake Michigan, stretching three hundred miles north and south in this valley, with the head of this lake in the line of the national highway between the two oceans and the great east and west, nature determined the location of the largest inland city on the continent. For in the nature and needs of the business of the country, the many lines of railway would center at such a point of both land and water communication; and hence one may affirm that New York, and San Francisco with their ocean harbors, and Chicago at the head of Lake Michigan, and on the line of national travel and commerce, are where they are, and in a large sense, what they are, because of these natural conditions.

And it would, in part be true also, to say, that the leading men of Chicago have made the city what it is; but only in part; for whilst they have been making the city,

the city has been making them, and neither could have been where they are, and what they are, but for their determining environments and for the conditions of the country and the age. It is in the fortunate concurrence of all these conditions that one finds an explanation of the marvelous growth of Chicago, and of the great business ability and success and the intellectual and moral strength and earnestness of its cosmopolitan population.

At a time when all the world is thinking of Chicago, and expecting to come to Chicago to the World's Columbian Exposition, it is only natural that very many should desire to know something more about the public spirited men and women who have taken such active part in its affairs. And hence the opportuneness of such a work as "The World's Fair City and Her Enterprising Sons." And to the praise of many of these it may be justly said, that they are planning and working and giving to make, what must soon be the largest city on the continent, not only a city of vast and increasing business and wealth: but a center and power of learning; of colleges, libraries,

music, art, literature; to have here a university equal to the best in the old world, and to emphasize the intellectual and moral as well as the material greatness of its soon-coming millions.

H. W. THOMAS,
Chicago, June 1st, 1892.

# CONTENTS.


## CHAPTER I.

THE WORLD'S FAIR CITY.

Location; Division; Bridges and Tunnels; Boulevards and Parks; Michigan Avenue; Drexel Boulevard; The North Division; Lincoln Park; The West Division; Washington Boulevard; Ashland Avenue; Transit Accommodations; The Washington Park Club; The Hotels; Places of Amusement; Commercial and Industrial Activities; Board of Trade; The Board of Trade Building; Chicago, the Financial Center of the West; The Lumber Trade; The Union Stock Yards; The Exchange Building; The Chicago Live Stock Exchange; The Manufacturers of Chicago; The Wholesale Dry Goods Trade; The Educational Advantages; The Churches; The Cemeteries; History of Chicago; Chicago in 1837; Chicago in 1870; The Great Fire; The Columbian Exposition. 17-36

## CHAPTER II.

FERD. W. PECK.

The Auditorium; The "Pan Americans;" The Foundation of the Auditorium; The National Republican Convention of 1888; Interesting Facts; Auditorium Hotel; The Observatory; The Stage; Expression of Paintings; Dedication of the Auditorium; Appearance of the Stage and of the Audience; Exercises of the Evening; Address by Hon. DeWitt Cregier; Address by Ferd. W. Peck; Address by President Harrison; The Apollo Club; The Cantata by Miss Harriet Monroe, "Hail to thee, Chicago;" Address by John S. Runnells; Patti, Queen of the Lyric Stage; Address by Governor Fifer; Samuel W. Allerton; Ferd. W. Peck; Sketch of his Life. 37-70

The Drawing Room; The Egyptian Parlor; The Bar and Billiard Room; A Conservatory; Fire-Proof Hotel; Palmer House Insurance; Potter Palmer's Life. 241-254

## CHAPTER X.

LYMAN J. GAGE.

Banker and Financier; Not one of the Millionaires; The Panic after the Fire; The First National Bank of Chicago; National Banks; Office of the Bank; Economics; *Open Court* Discussion; Making Bread Dear; Wheelbarrow's Complaint; Sympathizer's Reply; Wheelbarrow's Defense; Sympathizer's Answer; Banking and the Social System; The Organization of Labor and Trusts; Life of Lyman J. Gage; Testimonial Book. 258-289

## CHAPTER XI.

HERMAN H. KOHLSATT

Fate; His Biography; Daily Bread Question; The Colored Men's Library; Statue of U. S. Grant; Governor Hoard's Speech; Hon. R. H. McClellan; Responded; Silver Punch Bowl Presented to Mr. Kohlsaat; Speech by David Shcean; Chauncey M. Depew, Orator of the Day; His Address; The Monument; Mr. Kohlsaat's Characteristics. Fishin' Jimmy;" Some Men Born to Own. 290-327

## CHAPTER XII.

PHILIP D. ARMOUR.

His Extensive Business; Is Mr. Armour a Benevolent Man? Michael Cudahy; Armour's Characteristics; The Armour Mission; The Manual Training School; The Dispensary; Children's Sunday Service; Mr. Armour takes no part in the Service; A Newspaper Scribe Visits the Sunday School; His Experience; *The Armour Mission Visitor;* Rev. John D. McCord; Busy Bee Covenant and Pledge; The Armour Flats; Mr. Armour's Life; His Pork

Deal in Wall Street; He moved to Chicago in 1875; His Operations on the Board of Trade; Very Few of our Race Finished Men. 328-355

## CHAPTER XIII.

FERNANDO JONES.

Posted in the History of Land Values in Chicago; Records Destroyed in the Fire of 1871; Real Estate of Chicago; Posting Titles; First Occupation of the Land; Fort Dearborn; William Jones; A Circumstance of 1838; Loaned $4,000 on Real Estate and made a Fortune; Chief Justice Smith; Interesting Bits of History; The March of Civilization; $250 a Square Foot for Land in this City; Henry George's Views; Farmers will not have to bear the Burden of Taxation; The Ground where the Grand Pacific stands; Investigation of the Single Tax Club; School Lands; Fernando Jones' Life. 357-375

## CHAPTER XIV.

MARSHALL FIELD.

Amos W. Wright in *Harper's Weekly* writes; A Napoleon in Commerce; Building a Nine Story Block; When he was at School; His Residence; The Walls Adorned with Gems of Art; A Description of some of the Paintings; Sketch of His Life; The McKinley Bill; Mr. Field's Benevolence; University of Chicago; His Employes. 383-399

## CHAPTER XV.

HONS. CHAS. B. AND JOHN V. FARWELL.

Their Daring Spirit; State of Texas; Capitol Building; The Parents of Messrs. Farwell; Hon. John V. Farwell Regarding the Closing of the World's Fair on Sunday; His Biographer writes: A Salary of $12 per month; Starting a New Business Center; During the Civil War; Mr. Farwell's Speech; A Colored Prayer Meeting; Board of Indian

Commissioners; Presidential Elector; Young Men's Christian Association; Chas. B. Farwell; The Arena of Politics; Member of the U. S. Senate; Brussels Point Lace; Miss Rose Farwell; The Decay of Puritanism. 403–426

## CHAPTER XVI.

COL. GEORGE R. DAVIS.

Organizing the Forces; His Early Education; Elected to Congress; The Director-General; His Speech on the Exposition. 427–431

## CHAPTER XVII.

THE WORLD'S COLUMBIAN EXPOSITION.

The Origin and Progress of the World's Fair; Hon. W. T. Palmer's Address; To See that the Republic received no harm; It is said that Trial Broadens a Man; A Sentimental Aspect: Board of Lady Managers: Remarks of William T. Baker; National Commission to Europe; The Second Commission: Pope Leo. XIII. letter; Paris Edition, *New York Herald;* The *Churchman;* Cordial Reception of Mr. Bryan; Departments of the Exposition; Agricultural; Horticultural; Live Stock; Fisheries; Mines and Mining; Machinery; Transportation; Manufactures; Electrical; Fine Arts; Liberal Arts; Ethnology; Forestry; The Woman's Building; Publicity and Promotion; Buildings well Protected; The Battle Ship; Congress of Religions; The Congress of all Nations; Visitors Protected. 440–512

THE MASONIC TEMPLE.

# THE WORLD'S FAIR CITY.

## CHAPTER I.

"'See two things in the United States if nothing else—Niagara and Chicago,' said Richard Cobden, the famous English statesmen, to Goldwin Smith, who was about to visit America."

Niagara is a specimen of nature's wonderful works, but Chicago, the World's Fair City, is one of the wonders of civilization. It is the metropolis of the great West, and the largest city, in area, of the world. Located midway between two oceans on the southwest shore of Lake Michigan, the head of navigation, and backed by a vast and fruitful country, which is reached by a system of railroads that has no equal in any other portion of the globe, makes it the stopping place for passengers from all parts of the world, and the greatest market on the continent for grain, lumber and live-stock. Eight hundred and fifty trains arrive and depart here daily.

gan, furnish most of the supply. The number of laborers employed in this business would make a strong army. No single branch of trade or manufacture has more capital invested than this industry. In 1869, articles of incorporation were obtained from the legislature for the "Lumbermen's Exchange of Chicago," which represents a membership of about one hundred and fifty, with a capital of about $45,000,000. It has a great influence over the trade and commerce of the United States.

The Union Stock Yards, situated in the southwestern part of the city, is the great market of live stock for the world. They occupy three hundred and sixty acres of land. Cattle, hogs and sheep are prepared here for the market. It also affords complete accommodation for the sale of improved breeds of cattle and horses. A large pavilion, with a seating capacity for six hundred persons, is erected for the purpose. There are large and commodious buildings in which this vast business is transacted, and a first-class hotel, erected at a cost of $250,000, where stockmen are accommodated for two dollars a day.

FERD W. PECK.

## CHAPTER II.

### FERD. W. PECK.

"Under the shell there was an animal, and behind the document there was a man. Why do you study the shell, except to bring before you the animal? so you study the document only to know the man."—*Taine.*

MR. FERD. W. PECK, to whom the country is indebted for the idea, formation, and successful attainment of the greatest private enterprise ever accomplished in the world, is among the most liberal of all the numerous patrons of art in Chicago. He is the man who gave his attention and efforts to the erection of the largest and grandest convention hall in America, the work of which was accomplished in a comparatively short space of time, and in the most thorough manner. In this way Chicago secured a magnificent structure, and the American people can boast of having the largest audience-room on the surface of the earth.

The idea of an auditorium was conceived by Mr. Peck some time before he presented

but also because of its artistic construction, which is nowhere impaired by excessive decoration. Hon. Chauncey M. Depew, of New York City, said: "I have traveled through a great many cities in this country, and across the ocean, but this is the most wonderful building I have ever seen; in fact, it beats anything in the world."

The "Pan Americans," who visited Chicago October, 1889, were given a reception in the Auditorium before it was finished. They were very demonstrative in expressing their admiration of this beautiful structure. Mr. Selaya, of Honduras, said: "I think I never saw so fine an interior in my life. I have traveled all over the world, and I have seen most of the great buildings, but I have never seen a building which was intended for so great a purpose which could compare with this. It is grand in the most complete sense of the word."

It was erected within three years; and no building was ever watched over with more care or looked after with greater interest. For a year or more ways and means for its erection were discussed; and the elaboration

HON. THOMAS B. BRYAN.

## CHAPTER III.

### HON. THOMAS B. BRYAN.

"So happy a life one would gladly repeat,
And bright may it keep to the last."

That the World's Columbian Exposition is held in Chicago, is attributed in a great measure to the efforts of Hon. Thomas B. Bryan, who, from the beginning of the first movement of the enterprise until it was settled through national legislation, was actively engaged in the organization of plans, and in the execution of the most important measures necessary to success. He is the author of the resolutions proposing the World's Fair, offered by him at the first meeting of Chicago citizens, in the Common Council chamber, on August 1, 1889.

His arguments before a special committee of the United States Senate in support of the application of the citizens of Chicago for the location of the World's Fair in their city, is a specimen of his rhetorical skill, when placing in strong contrast the excellent facilities

facts, and is so well expressed, it is given in full below.

THE SIXTIETH BIRTHDAY OF HON. THOMAS B. BRYAN.

BY FRANCES E. WILLARD.

One of the chief men of Chicago for well-nigh forty years, has been, and is, Hon. Thomas B. Bryan, a Virginian of the very best birth and breeding; a lawyer by inheritance as well as profession; a Christian gentleman in the choicest meaning of that choice phrase. Mr. Bryan is one of those whom the noblest and best men and women "know but to love, and name but to praise."

It was he who, when Abraham Lincoln presented the first draft of the Emancipation Proclamation to the ladies of the Chicago Sanitary Fair, purchased that priceless relic for three thousand dollars and presented it to the Soldiers' Home. Twenty-five thousand dollars were afterward offered in vain for a document that ranks with the Declaration of Independence.

It was he who, in the financial panic that followed the Chicago fire, furnished from his

GEORGE M. PULLMAN.

## CHAPTER IV.

### GEORGE M. PULLMAN.

"He looks like a piece of luck; but is a piece of causation."—*Emerson.*

George M. Pullman is one of the millionaires of Chicago: one of those who have worked their way through the vicissitudes of life, gathering around them the material riches of the world. He commenced early his pursuit for profits, and by his persistent efforts, with the assistance of others, he has succeeded in satisfying his ambition.

How to get money seems to be one of the great secrets which mankind is trying to find out. This fact accounts for the destitution which is on every side; for those who have not the faculty to get money suffer from the greed of those who have it.

"Therefore, if at great things thou wouldst arrive,
Get riches first, get wealth, and treasure keep."

As mechanic, financier and organizer, Mr. Pullman has taken his place with the promoters of great enterprises. The power of

## CHAPTER V.

### MR. WILLIAM T. BAKER.

"There is no body of men on the face of the earth for whom I entertain a higher estimate than the merchants who do the work and regulate the commerce of the United States."—*General William T. Sherman*

William T. Baker is a typical representative of Chicago's Enterprising Sons, and, again, he is not. He *is* because he possesses the regulation push and energetic spirit so prevalent in the World's Fair city, and he is *not* because he resembles no other model in the category. That handy word *unique* expresses well the combination of his traits of character as observed by his business colleagues. Mr. George F. Stone on being requested to define these characteristics of Mr. Baker which in a special sense accounts for his prominence, and for his selection as President of the Chicago Directory of the Columbian Exposition, says:

"The career of Mr. Baker is that of a typical progressive American, which renders his

WILLIAM T. BAKER.

## THE CHICAGO BOARD OF TRADE.

Tourists who stop for any length of time in the World's Fair city, always visit the Board of Trade. The spectators' gallery overlooking the wheat pit is generally filled with visitors, many of whom are ladies, who gaze with astonishment, and something like fascination upon the lively scene below.

This scene may be compared—according to its various degrees of excitement—to a throng of boys just dismissed from school, and when its energy increases to the extreme point, one might imagine it to be a recital of the reign of terror, or pandemonium; such apparent disorder prevails.

When the body of diplomatic representatives of foreign countries, embracing the ministers of France, Sweden, Switzerland, England, Spain, Corea, China, Colombia, and others, visited Chicago in 1891, they occupied seats in the spectators' gallery one morning in order to view Commerce in a state of agitation. It was, however, a day of unusual calm, as there were no startling fluctuations in the rates of cereals; but "*the boys*" hearing the rumor of the advent of the distinguished

# CHAPTER VI.

## THE CHICAGO ART INSTITUTE.

The first lesson which the study of the Fine Arts teaches is to make everything beautiful that we do, and, above all *our own character and lives.—John S. Mill.*

Less than ten years ago the following criticism upon Chicago appeared in a New York contemporary journal: "There is wealth enough in Chicago, and culture enough, to make the absence of a grand art museum a perpetual surprise to the visitor. Men there spend hundreds of thousands of dollars in building for themselves, and generations ahead will not so much as know the names of the builder. Whereas the man who will munificently endow a worthy art museum there will build an imperishable shrine for his name, and generations ahead will call him blessed."

Considering the age of the World's Fair city, the youngest great city of the world, it would not be surprising if she had not made great progress in the Fine Arts. However, despite her apparent slowness in that direction, at the present time, there is a nucleus formed

CHICAGO ART INSTITUTE.

are the fruit of his character." His skill consists in knowing when to buy, and when to sell for profits. If the Art Institute depended upon skilled artists, or learned professors for funds, it might not be so prosperous; for, although such force is highly valuable, no millionaires can be found in its ranks.

William M. R. French, Director of the School and Art Museum, of the Art Institute, is well known as a lecturer upon high art. He is a brother of the Sculptor, Daniel C. French, whose statue of the "*Concord Minute Man*," established his fame in 1875. In his official position Director French is eminently efficient and popular, giving perfect satisfaction to the public, and to the Governing Board. He was graduated at Harvard College in 1864, in the regular classical course, and is thoroughly equipped with native talent, a part of his family inheritance—and his literary talent, wit and easy flow of utterance, made perfect by practice, qualify him in a high degree as a lecturer. He illustrates his lectures, as he delivers them, by means of large crayon sketches, which are intensely interesting to students, who from the beginning to the close of

# CHAPTER VII.

## CHARLES F. GUNTHER.

"Shall we go see the relics of this town?"
—*Shakspeare.*

Chicago has many things in the superlative degree. She can boast not only of the greatest area, the largest and highest buildings, and the finest auditorium in the world, but, also, of the most remarkable private collection of historical relics on public exhibition.

For many years Mr. Gunther has been accumulating this rare and costly collection of treasures. It contains relics of historical value, from nearly all countries, and of all periods; from the golden age of Egypt to the close of our civil war, and is rich in mementos concerning our own country's history.

The growth of wealth and of literary taste has increased the number of collectors, but it is seldom that a collector's choice is as varied as represented in this interesting museum If the renowned author of *Sylva*, John Evelyn, lived now in Chicago, he might gratify his

CHARLES F. GUNTHER.

portrait of John Brown, the famous anti-slavery agitator, who was executed for treason against the State of Virginia, at Charleston, December 2, 1859, is a conspicuous figure with an expression plainly denoting great strength of purpose. Under the portrait is a specimen of the famous pike with which he proposed to arm the negroes in order to procure their freedom; also, his will, which he made an hour before his execution.

There are a variety of mementos of Abraham Lincoln. Among them are a picture of the log house in which his father and mother died, the chair used by him in his library in the White House, the chairs that were in the box at Ford's theater when he was assassinated, and the bedstead on which he expired in the White House; also a hair sofa used in his residence at Springfield, Illinois, all of which have been preserved, not on account of their richness, but of their significance in history. A glass case contains manuscripts from Lincoln's hand, among which are his Thanksgiving and Fast-day proclamations.

There are many fine portraits of Union and confederate officers and of battle scenes; one

## CHAPTER VIII.

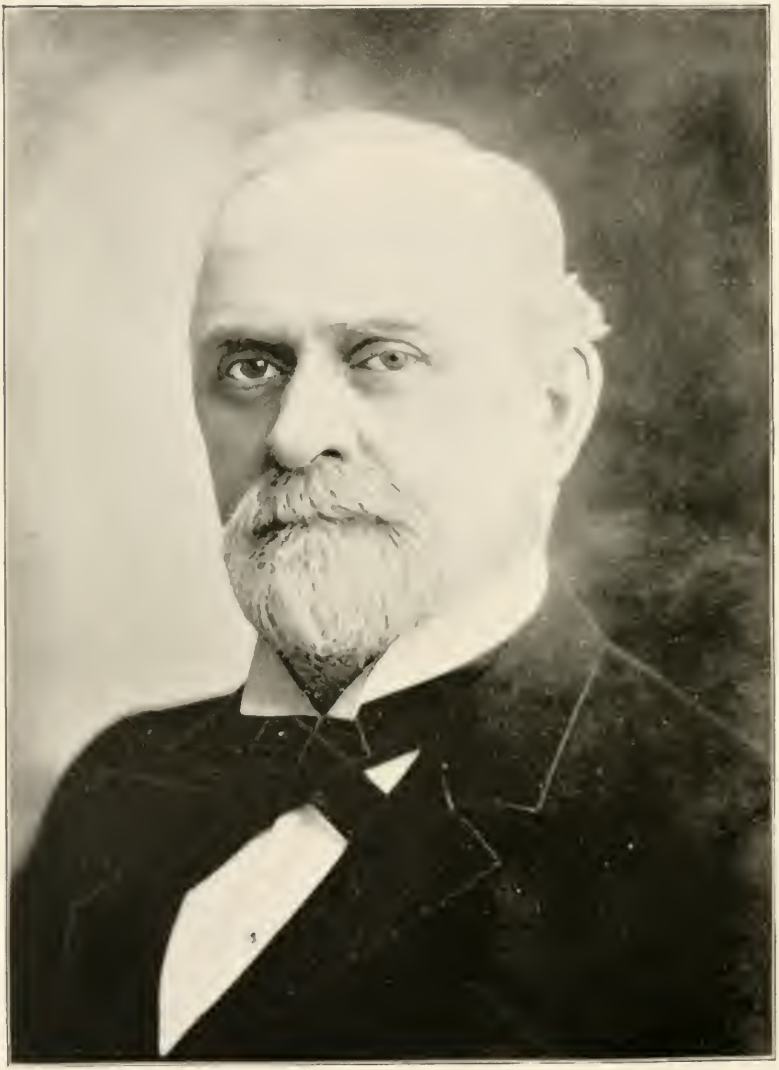
### NATHANIEL K. FAIRBANK.

"Two forces are at work in this world; one tending to concentration or centralization, the other to division or diffusion."

At this age in which so many seekers after wealth are devoting their lives, before and after maturity, to the hoarding of riches, it is restful and comforting to find a man who is satisfied that he has in his possession enough of this world's goods.

Nathaniel K. Fairbank is one of Chicago's most wealthy men, but he has retired from business pursuits, and is enjoying life as a man who has done his duty, and has learned what follows in the consistent order of such events. To say the least, it is refreshing to note such men for they are like the angel visits—scarce. But he should not be eulogized simply because he is a sane man, but should be counted in as one of the select who see further than the common millionaires, who are not strong enough to discontinue accumulating, and are not willing to take a rest and let some one else have a chance.

NATHANIEL K. FAIRBANK.



POTTER PALMER.

# CHAPTER IX.

## POTTER PALMER.

"The ashes of a burnt up city are still smoking when the indefatigable Yankees begin to rummage among them, in order to lay foundations of new brown stone palaces with marble facades, and six stories high, all warranted fireproof."—*Saturday Review.*

It is said that years ago it was commonly thought that in whatever trade any one had failed, there were two callings which were still left for him. He could open either a school or an inn. But, with the progress of civilization, the requirements of the teacher and that of the proprietor of a hotel, have developed from limited qualifications to a broader gauge of intelligence. The teacher of these times must be conversant with many branches of knowledge, and the hotel proprietor must understand nearly all branches of trade in order to succeed.

According to all records on the subject Potter Palmer was successful in his business pursuits before he built his big hotel, and, after twenty years' experience, it may be observed that he has made a most extraordinary success.

Palmer House, when it was first built, in 1871. The daily use of furniture makes constant repair necessary, and shabbiness is not tolerated by the manager, who claims that although an upholsterer is often employed, the framework of the furniture is not displaced, nor the original features changed.

The bar and billiard room, which is reached from the rotunda by a short flight of marble steps, is finished in the same style of marble as prevails throughout the house. The counter, which is wrought from costly marbles, carved and polished, extends from one end of the room to the other; and billiard tables of substantial and improved manufacture are in convenient places. Upholstered high seats for the comfort of guests are also provided. Mirrors of immense size hang upon the walls, producing an imposing appearance of the room.

These rooms are probably the most profitable of all the rooms in the Palmer House; for it is asserted that from the sale of liquors alone there is one thousand dollars a week clear profit. This is one of the ways Potter Palmer makes his big hotel pay so well. It is a popular resort of traveling men, and there is

LYMAN J. GAGE.

## CHAPTER X.

### LYMAN J. GAGE.

"Whatever of strength the man had in him will lie written in the work he does."—*Carlyle.*

Lyman J. Gage, who was President of the World's Columbian Exposition in its formation period, has a national reputation as a banker and financier. It is said that he has been successful in all his undertakings; a prosperity that is encouraging to every youth in America.

The character, habits and mental activity of a man who has gained the applause of his business colleagues and fellow citizens, are always eagerly studied by the observer of human progress. You may in vain scan the features of an individual in order to know his peculiar characteristics; for many have tried to find the key to the physiognomy, but meeting with as much failure as success, conclude that there is a law, concealed from human knowledge, that is so subtle in its design regarding human nature that it is usually called

They have the power to receive deposits, and to lend money, but are forbidden by the law to loan any one person, firm or corporation, at any one period, more than ten per cent of their capital. They are likewise forbidden to charge or receive a greater rate of interest than the law of the State allows its own citizens to charge or receive where the bank is located.

They may hold real estate for office purposes, or such as they may take in the settlement of debts previously contracted, but such real estate must not be held longer than five years.

The office of the bank where Mr. Gage presides is one hundred and sixty-four feet long and eighty feet wide—the largest single room devoted to the banking business in the world. All transactions are in plain sight, as well as the numerous employes, which number sixty-five more than any other banking house in the United States. A cook and three waiters are also employed who serve a warm luncheon from 12 to 2 P. M., to the officers and employes of the bank, free of charge. About eighteen hundred letters are received daily,

THE WOMAN'S TEMPLE.

General Trumbull, who has studied, and written a great deal upon, economic subjects. He puts himself in the position of a laborer in the lowest rank, and pleads his cause, under the signature, *Wheelbarrow.*

*Making bread dear* is the burden of his complaint. "Nature," he says, "the bounteous mother, covers our share of the earth with a carpet of green and gold, while bands of criminals are permitted by the laws to discount it and corner it, to bewitch it and bedevil it, that it may become costly and scarce to the workingman." He deals a severe blow at the monopolists, who, he says, raise the price of bread, meat, coal, etc., while he is in the toils of corporations who shave his wages down to the lowest point that flesh and blood can bear, and have strength enough left to shovel. His only consolation is that the revelry of monopoly cannot last forever, and that the hair of Samson will grow again. His wages, he says, has remained in figures much about the same, while its power in the market has varied greatly. He claims that the wealth of the country has multiplied four fold and more, while the population has only doubled, and

But in about two weeks he sold it for $200,000; or rather leased the lot for ninety-nine years for $10,000 a year, which is equivalent to 5 per cent on $200,000. The property was leased by the Inter Ocean Company, who erected a fine building upon it.

This is probably the highest price ever paid for land in this city—being $250 a square foot.

Henry George says: "What more preposterous than the treatment of land as individual property! In every essential land differs from those things which being the product of human labor are rightfully property. It is the creation of God; they are produced by man. It is fixed in quantity; they may be increased illimitably. It exists, though generations come and go; they in a little while decay and pass again into the elements.

"To secure to all citizens their equal right to the land on which they live does not mean, as some of the ignorant seem to suppose, that every one must be given a farm, and city land be cut up into little pieces. It would be impossible to secure the equal rights of all in that way, even if such division were not in itself impossible. * * * All that it is

WILLIAM R. FRENCH.

my wheelbarrow in the scale of productive activities.

"The wealth of a country is the product of all its industrial forces working together. Let us suppose that of this product the wheelbarrow contributes one part, the jackplane two parts, the trowel three, the plough four, the yardstick five, and so on up to the banker's ready reckoner, which we represent as ten. In twenty years the product of them all has doubled; shall the banker's share be twenty, the merchant's ten, the jackplane's four, and the wheelbarrow's only one? * * * If I did not wheel earth some one else would have to do it, perhaps the bricklayer, or the clerk, or the merchant, or the banker, for wheeling of earth must be done. * * * Without me to stand on they must have worked upon a lower plane.

* * * * * * *

"While other men grow up with the country, must I stand still?

* * * * * * *

"Have I no inheritance in the legacy of the past? Did the great inventors and discoverers leave me nothing when they died? As well

## CHAPTER XI.

### HERMAN H. KOHLSAAT.

"An infinitude of tenderness is the chief gift of all truly great men."—*Ruskin.*

Every man is a law unto himself, and, despite all sentiment in the matter, is subject to the discussions and criticisms of the world. The idea inferred from the statement made by Emerson, that every spirit makes its house, but afterwards the house confines the spirit, apparently shirks the responsibility of the individual, and throws the blame, or credit, as the case may be, on Fate; but the transcendentalist defines fate as an expense of ends to means, or organization tyrannizing over character.

"If you please to plant yourself on the side of Fate, and say, Fate is all; then we say a part of Fate is the freedom of man. Forever wells up the impulse of choosing and acting in the soul. Intellect annuls Fate. So far as a man thinks, he is free. And though nothing

HERMAN H. KOHLSAAT.

"You all feel very grateful to Mr. Kohlsaat for his kindness to you," remarked the visitor. "Oh, yes," replied one of the number, "we do, because he has done so much for us, and he don't take it out in talk either." Another one said: "We are not the only one he helps; the white mission school and the Free Kindergarten schools all are helped by him."

"He must be very wealthy," said the visitor. "Oh, no," was the reply, "he can't be 'cause he gives so much."

These men are mostly waiters who are employed at the hotels and restaurants; and have a few hours of leisure every day. The library room is comfortable and clean in appearance. The floor is covered with oil cloth and the walls are papered. Portraits of noted colored men hang upon the walls, and also one of Mr. Kohlsaat, which was copied by Mrs. S. Laing Williams, a colored woman, who presented it to the library. Lectures are given during the winter months, in the library rooms, by talented men in the city who endeavor to direct and stimulate the energies of these men to higher and nobler aims. Mr. Kohlsaat bears all the expense of the enterprise.

## CHAPTER XII.

### PHILIP D. ARMOUR.

"To make great acquisitions can happen to very few."

Philip D. Armour is one of the few men who possess the remarkable faculty of foresight, judgment and decision, which is so essential in business transactions. He did not inherit wealth; he was not rocked in the cradle of luxury, but the elements of prosperity were implanted in his nature, and, with a sound constitution, and an earnest purpose, he has made environments which are vouchsafed to but very few.

In order to know the man you must find him in his works; for when you have grasped the dominant faculty, the whole development of his character is revealed.

Apart from his extensive railroad interests, and the cares incident thereto, Mr. Armour is known by his vast, and indeed, unparalleled packing business. His agencies are not confined to the United States, but embrace also

BIRD'S EYE VIEW OF CHICAGO UNIVERSITY BUILDINGS.

—ventured in here one Sunday afternoon, in order to penetrate the mysteries, to him, of Sunday-school work. His intellectual face and respectable appearance at once attracted the attention of Mr. McCord, a former pastor, who was always attentive to strangers, as well as keeping an eye on the little folks, and he courteously invited him to take a seat upon the platform. He "declined the honor," he says, on account of "professional modesty." He preferred to sit with the children, who, he said, "were brushing up their throats and rousing their nervous energy for a burst of melody." He finally observed that "although all the unfeathered songsters were not nightingales, it was a delight to hear about a thousand of happy children trying to ring down the roof." He adds: "There were no falsetto notes in this chorus. Every boy and girl sang out as if sending sounds of cheer to another band of earth-born saints in some adjoining State."

After this wholesome enjoyment his trouble commenced, and he poured forth his tale of distress in the columns of the *Evening Journal*, as follows:

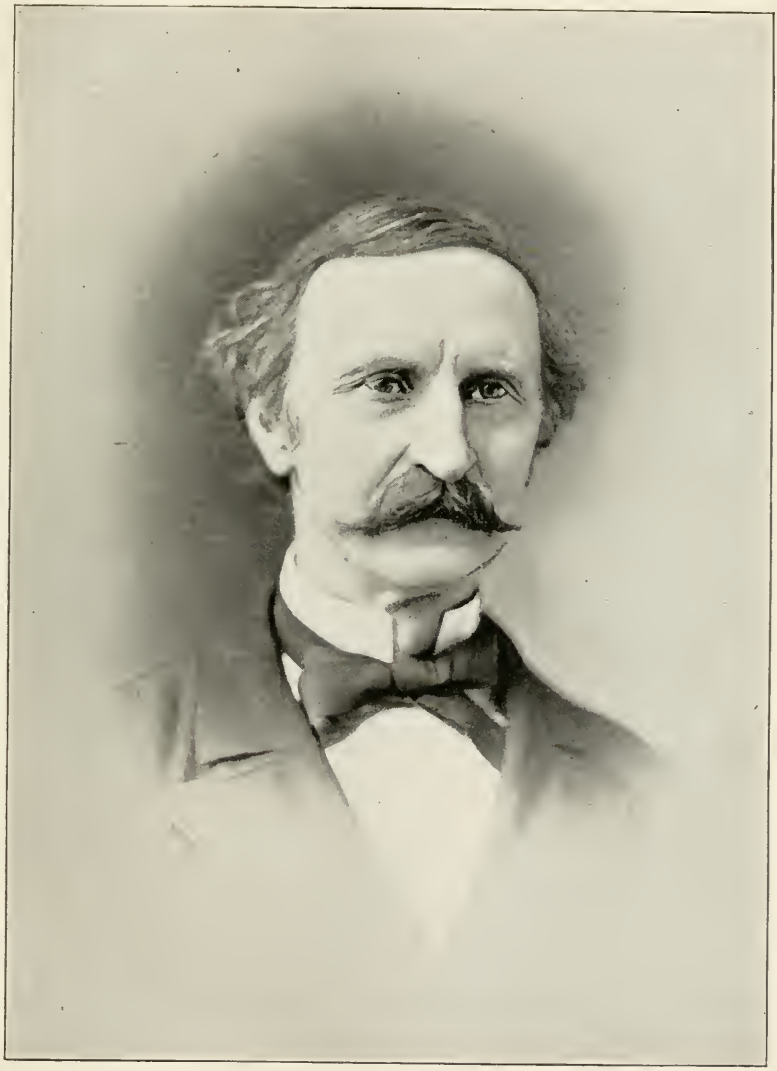
# CHAPTER XIII.

## FERNANDO JONES.

"One man has stronger arms, or longer legs; another sees by the course of streams, and growth of markets, where land will be wanted, makes a clearing to the river, goes to sleep and wakes up rich."—*Emerson.*

FERNANDO JONES came to Chicago in the spring of 1835—his fifteenth birthday—and since that time, has been more or less connected with the real estate business. There is probably no other man in the city who is better posted in the history of land values, and title deeds, or has a better knowledge of old citizens, than he.

The great fire of 1871, which, in less than twenty-four hours, burned down over twenty-four hundred acres of buildings—a great number of them being substantial brick or stone structures—also, destroyed records of the Recorder's office, the Probate records, and the proceedings of the courts, together with all maps of subdivisions. A portion of the books of the abstract firms were saved, however,



FERNANDO JONES.

lot. Mr. Peck neglected his right to a revaluation in 1883, so the original rental was paid. In 1886, L. Z. Leiter bought the ground, which has since been valued at $800,000. At the rate of eight per cent the rent would be $64,000, but the company concluded that they would sell the lease, including that portion of the building standing on the ground, for $40,000. This is the result of the increase in the value of land and the decrease in the rate of interest, as five per cent is now the prevailing rate for such investments.

Drake, Parker & Company, the proprietors of the hotel, pay a rental of $100,000 a year: $44,600 of it is paid to Mr. Leiter.

The officers of the Single Tax Club of Chicago have been making efforts to ascertain the discrepancies existing between the rental values of real estate and the municipal revenue derived therefrom through taxation. Mr. J. T. Ripley, vice-president of the club, furnishes the following facts: "Four down-town lots, worth $1,650,000, the rental value of which at 5 per cent is $82,200, were taxed in 1889 $10,360.76—the owners pocketing an unearned increment of $72,139.25.

## CHAPTER XIV.

### MARSHALL FIELD.

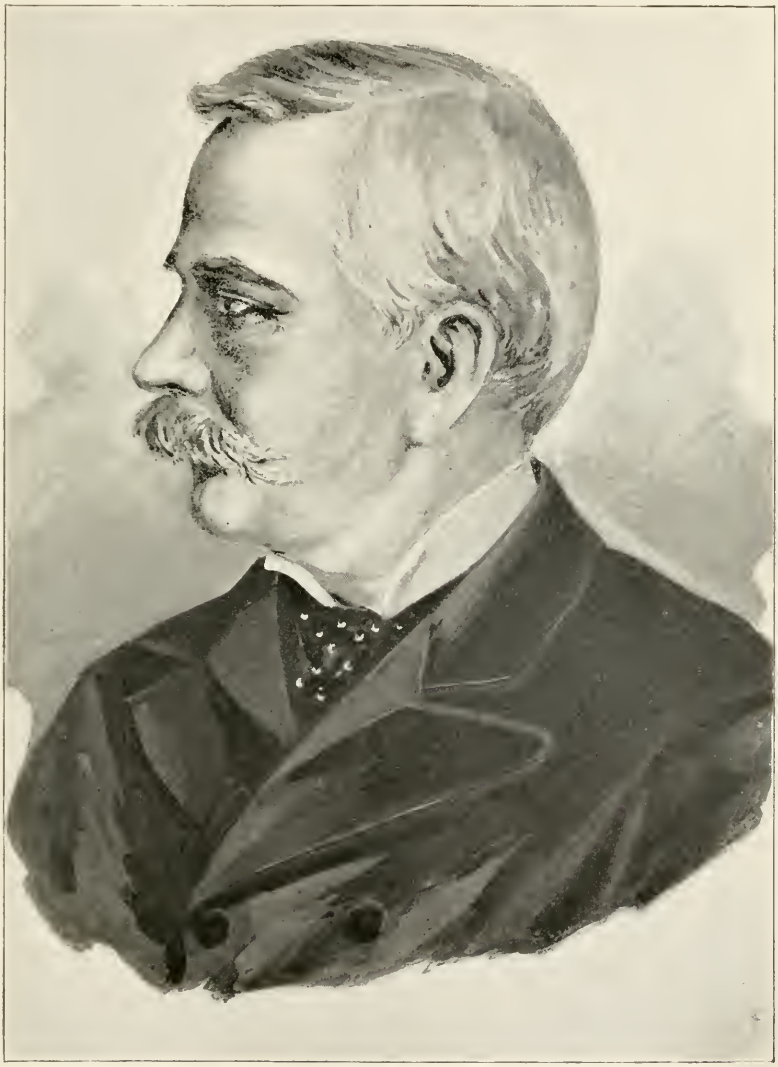
"The craft of the merchant is this bringing a thing from where it abounds to where it is costly."—*Emerson.*

Marshall Field, the merchant prince of the World's Fair city, is, probably, the most exclusive and the most inaccessible of all her enterprising sons.

"Estimates as to the size of very great fortunes," writes Amos W. Wright in *Harper's Weekly* of March 21, 1891, "are nearly always largely guess-work, but it is of interest to know that close friends of Mr. Field place his wealth at present at about $30,000,000."

This great amount of money was accumulated through commercial transactions, and with the assistance of a large clerical force, showing that this gentleman's judgment, when buying and selling dry goods, is sound in a commercial sense, and that he has the organizing faculty well developed.

Mr. Field may believe in co-operation, but he does not practice it, for he still continues



MARSHALL FIELD.

However, Mr. Field shows exquisite taste in the arrangement of his business; for beauty, order and congruity are seen in all his belongings. The massive stone structure in which his wholesale trade is carried on occupies one block, and is an ornament in the neighborhood. The retail store on State street is also a fine edifice, where throngs of customers are served daily. Formerly goods were not displayed in the windows, but the prevailing style of decoration practiced by other merchants, who were prosperous, has been also adopted by Marshall Field, and goods may now be seen in great abundance and variety, making a fine display in the windows.

On account of the great increase of his trade, Mr. Field is about to enlarge his retail store by building a nine-story block at the southwest corner of Wabash avenue and Washington street, east of the main building. The cost of the site amounts to nearly $1,000,000. The building will be strong, beautiful and convenient, built in the Spanish renaissance style; the exterior being of brick and terra-cotta.

now being organized. The ground is valued at $100,000. This University, with President Harper at its head, bids fair to make the World's Fair city a great educational center, thus enhancing its importance. Mr. Rockefeller, of New York, started the fund by giving $2,600,000, one half of which is to be used for the construction of a dormitory for the divinity school. Later Mr. Field subscribed $100,000 for the building provided $750,000 more should be raised.

It is promised that the University will be opened the first day of October, 1892. Applications from all over the country have been made and the building must be ready to receive them.

There is a large number of men employed in both the wholesale and retail establishments, of which Marshall Field is the head. These men represent a variety of characters, few of which are under the direct control of Mr. Field. But the choice of a private secretary may give one somewhat of an insight into the character of his employer. An interview with the man the merchant prince employs in that capacity would not make one

HON. CHAS B. FARWELL.

## CHAPTER XV.

### HONS. CHARLES B. AND JOHN V. FARWELL.

The life of the Farwells is an interesting study. They diverged from the start, and yet both men are millionaires, and one is a United States Senator.—*Chicago Sunday Tribune, March 23, 1890.*

The daring spirit of Chicago's enterprising sons seems unlimited. There is nothing so high or so extensive that can daunt their indomitable courage, and, despite all obstructions that may lie in the way, they generally succeed. The Farwells are among these sons, and may claim a conspicuous place in their history; but not so much on account of their dollars as of their deeds.

The legislature of the State of Texas passed an act, in 1879, appropriating three million acres of land for the purpose of building a State Capitol. The land lay in the counties of Dallam, Hartley, Oldham, Deaf Smith, Parmer, Bailey, Lamb, Castro and Hockley; embracing territory equal to that of the State of Connecticut. It was to be used for farming or grazing. Hon. John V. Farwell, Senator

Charles B. Farwell and Representative Abner Taylor secured the contract, in 1882, and, although they were several times delayed through a desire on the part of the State to change its plans for the building, they succeeded in completing the structure, and in turning it over to the State in the summer of 1889.

It is the largest capitol building of all the States in the Union, and is the seventh largest building in the world. It is said that prominent men from New York State, who were present at the dedication of the Texas Capitol, remarked that they would be willing to exchange their capitol building at Albany for it, and give two million dollars besides, notwithstanding the fact that the cost of the Albany structure approximates nearly $22,000,000. Another interesting fact is that the Chicago company did not receive one cent in money from the state for the building.

The design of the Texas Capitol is somewhat Grecian; its form resembling a Greek cross with projecting center and flanks; rotunda and dome at the intersection of the main corridors. Besides the basement and dome,

## CHAPTER XVI.

COL. GEORGE R. DAVIS,

DIRECTOR-GENERAL OF THE WORLD'S COLUMBIAN EXPOSITION.

"None but the brave deserve the Fair."

The task of organizing the forces that are needed in such a great undertaking as that of the World's Columbian Exposition, which, not only celebrates the four hundredth anniversary of the great navigator's discovery, but brings together the results of progressive civilization up to the present time, has devolved upon Col. George R. Davis, who, it is conceded, is a born leader and organizer.

The members of the National Commission were unanimous in their choice of this man. His record in public affairs decided the selection. He has a wonderful knowledge of human nature, well versed in the affairs of the world, and, it is said, possesses that subtle tact which is often called diplomacy. With keen perception and comprehensive

ends will have no place among us, and that we shall be inspired by the single ambition that we are brothers of one family, seeking to build up and improve the Father's domain, and by so doing build up and improve ourselves.

As the key to our thought we may ask the general question: "What is the intent of the World's Fair? What lesson is it to inculcate? What influences is it to exert upon the world and upon our Nation?"

As a general answer it may be said that the World's Columbian Exposition is intended to express our gratitude to all nations of the earth that have in any way promoted our prosperity and made our national life possible. Under that gracious Providence, which Mr. Lincoln in his farewell address to his neighbors in Springfield appealed to; that Washington at all times relied upon; without which he could not have succeeded—under this Providence we are indebted to all of the nations of the earth for our place and station in the world. Our country has gathered profit alike out of the successes and the misfortunes of other nations and governments of the world.

As a general statement it may be said that the nations of the earth, which have contributed to our national success, are not jealous of us, but they are rather proud of the part they have had in our upbuilding, and the greater the success of the World's Columbian Exposition the greater will be the glory reflected upon them. An inferior Exposition would naturally lower us in our own estimation and would subtract from the renown of the nations that have helped us.

The Exposition is to be American sunshine and soil, American skill and genius, American scholarship and thought, against all the world, and the world will be the prouder and all the better if we gain the victory.

## CHAPTER XVII.

### THE WORLD'S COLUMBIAN EXPOSITION.

For the purpose of giving an epitome of the origin and progress of the great Columbian World's Fair of 1893, the following extracts are taken from recent publications of the most prominent officials of the EXPOSITION MANAGEMENT.

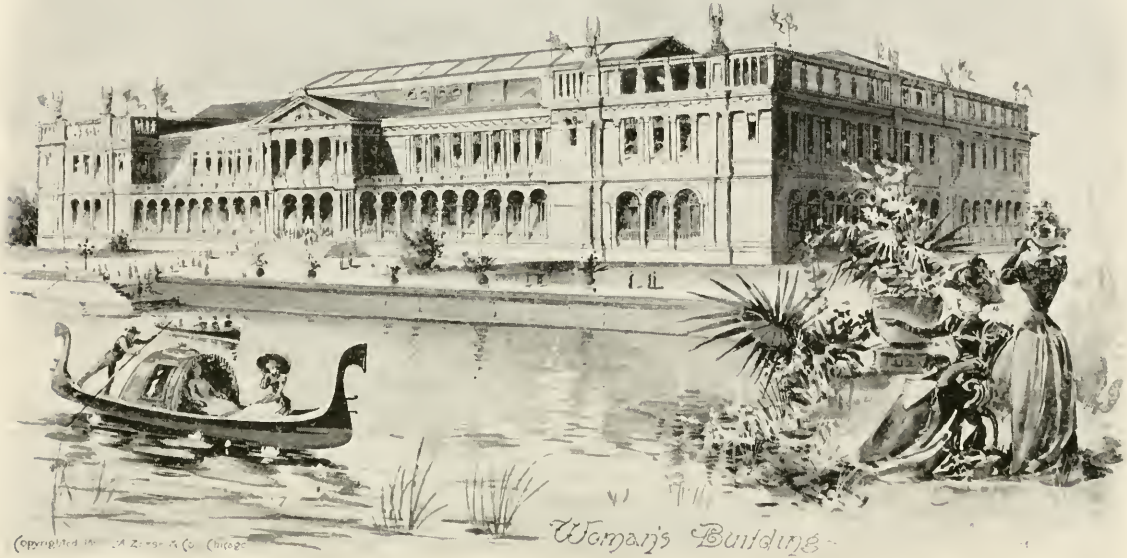
Hon. W. T. Palmer, President of the World's Columbian Commission, in a recent address said:

"When Congress determined to invite all the peoples of the earth to join us in a national exhibition of art, industries, and products, in commemoration of the 400th anniversary of the discovery of a continent which had been reserved and concealed until the world had need of it, by that invitation and the accompanying provision the honor of the government was pledged to the Nation's guests and to the Nation's citizens alike that safe conduct, fair play, and the finest discrimination should be extended to all comers. To secure this through

to have been that this arm of the government should be extended over and around the Exposition to the end that the humblest participant, from the weakest nation or tribe, should be assured of his fullest rights and wholly impartial treatment.

* * * * * * *

"It is said that travel broadens a man, but it is not given to all to travel extensively. Here the object of travel will be measurably supplied. The bringing together of the rare products of the world, natural and artificial, where objects illustrating the histories of countries and their present status, together with inventions which have changed the face of the globe and the characters of men, will in their appropriate place interest and instruct. I think we will all concede that it is not the discipline of study, it is not boat clubs, not football that determines a man's future, but rather the trend given his life by their combined influence and the atmosphere which he there breathes and which is born of them all. To such an atmosphere is the world invited at the Exposition of 1893.


Woman's Building

Transportation Building.

people. They pass into waters which the keels of Champlain and La Salle have plowed, and which have been dyed by the blood of Perry's men. They circumnavigated the peninsula. They dropped their anchors within the mole and, amid salvos of artillery, they are received not as strangers, but as expected guests, not beneath the shade of the plantain and the palm, but in pavilions as fair as were ever designed by the hand or conceived by the heart of man, and they bring to us and to all people not the sword, but the banner of peace."

REMARKS OF WILLIAM T. BAKER, OF THE WORLD'S COLUMBIAN EXPOSITION.

"The Act of Congress, approved April 25, 1890, providing for the Exposition, states in the preamble that 'such an exhibition should be of a national and international character, so that not only the people of our Union and this continent, but those of all nations as well can participate.' And to carry out this intention the Congress provided two agents to do its will. The first is a Commission consisting of two Commissioners from each State and Territory of the United States, appointed

in the great Exposition, now nearly completed, was planned by a woman architect, is embellished with sculpture and art designed by women, and will contain an exhibit of woman's work that will be a marvel to all visitors. It will be a brilliant object lesson to all the world in what is being accomplished by women in the world's work, and a revelation of the extent to which she has become more than a helpmate to man.

"The buildings of the Exposition must, according to the Act of Congress, be dedicated October 12, next, on the four hundredth anniversary of Columbus' discovery. We shall be ready, and the programme of ceremonies for the occasion, to continue through three days, is already nearly complete. But the gates of the Exposition will not open until the 1st of May following, and the ceremonies precedent to that occasion will take place in New York.

"I believe my enthusiasm does not outrun my judgment when I say your citizens will have no grander opportunity than the present to demonstrate their patriotic public spirit in helping on a great enterprise. It would be

Manufactures and Liberal Arts

Fish and Fisheries Building

## NATIONAL COMMISSIONS TO EUROPE IN THE INTEREST OF THE WORLD'S COLUMBIAN EXPOSITION.

Two Commissions were sent to Europe in 1891, the first in July, consisting of five members: Benj. Butterworth, Moses T. Handy, Ferdinand W. Peck, William Lindsay and A. G. Bullock.

Their mission was mainly to Northern Europe, and was eminently successful. From their report of September 24th, 1891, are extracted the following conclusions:

"In their visit to the several Governments of Europe, the Commissioners endeavored not only to explain the scope and plan of the Exposition, the ways and means provided for an exhibit of those material things which evidence the progress of civilization in the industrial arts and applied sciences, but they also called attention to the arrangements that are being made to illustrate the advancement in the moral, intellectual, and social worlds; that a series of Congresses would be held during the Exposition season, and that at these Congresses the important problems of the age, social, scientific, financial, and

"Pope Leo XIII has given the World's Fair his pontifical approval and expresses fervent hope that it will succeed.

"Vice-President Bryan, special commissioner for the Exposition, was granted an audience with the Pope while he was in Rome. During the audience his Holiness expressed great interest in the World's Fair. At the close of the interview he granted Mr. Bryan permission to address a letter to him with the assurance that it would be answered in a letter giving every encouragement to the enterprise and thereby insuring the earnest participation of the Catholic world. This letter was given to the Associated Press at Rome yesterday and reads as follows:"

POPE LEO'S LETTER.

*To the Hon. Thomas B. Bryan, the Special United States Commissioner to Italy for the Chicago Columbian Exposition* — GREETING: While we see on all sides the preparations that are being eagerly made for the celebration of the Columbian quarto-centenary feasts in memory of a man most illustrious and deserving of Christianity and all cultured humanity, we hear with great pleasure that

Horticultural Building.

Faneuil Hall

domes of a similar character in the world. In this building will be located the principal offices of the management.

### Agricultural Department.

This department has been cheerfully accorded the earnest support of State Exposition Boards, State Boards of Agriculture, and important organizations of farmers in the matter of securing satisfactory exhibits of the products of agriculture comprised in the classification of the department. It is confidently believed exhibits will be secured from every civilized country, covering the entire range of food products.

Arrangements for the Dairy School are well advanced, and its success assured. Exhibits of cereals are being collected in a number of States. The exhibit of animal and vegetable fibers, wool, cotton, hemp, flax, etc., will be complete and exhaustive. Methods of irrigation and farm management will be illustrated by models, etc.

The exhibit of farm implements and machinery will be the most complete ever seen at any exposition.

The educational features of the Department's work, illustrating important processes, will cover a wide scope. A typical agricultural experiment station provided by the agricultural experiment stations of the United States will be located in the Agricultural Building.

The purpose of the department is to convey to the visitor and student a picture of the abundance, variety, development and possibility of the agricultural resources of the world.

One of the most magnificent structures raised for the Exposition is the Agricultural Building. The style of architecture is classic renaissance. This building is put up very near the shore of

The structure is, in many respects, one of the handsomest and most ornamental of the departmental buildings. Its architecture and its inspiration is in the early Italian renaissance, but the subject has been liberally treated. In plan the building is simple. It is, in area, 350x700 feet, and its elevation from the floor to the cornice line is 65 feet. There are four great entrances to the building, imposing in dimension and elaborate in design. The North and South entrances are 88 feet wide, with openings 32 feet wide, and 56 feet high. On either side, immense pilasters reaching upward 62 feet to the top of the banner staff, give the structure a massive and solid appearance.

The power provided for the Mining Building will be concentrated at convenient points in the building for its distribution on the ground floor, where demonstration will be undertaken. The building will be brilliantly illuminated by electricity, the arc lamps being of great power and ranged in semi-circular groups, while thousands of incandescent lamps will add to the brilliancy of the effect at night.

The building devoted to mines, mining and metallurgy, when finally opened to the public arranged in minute detail and sweeping possibility, will unquestionably prove not only the point at which the practical and scientific miner, geologist, inventor and manufacturer will assemble, but it will be also a resort of abiding interest and general instruction for all classes of people. F. J. V. Skiff, Chief.

### Machinery Department.

Foremost among the triumphs to be recorded at the World's Columbian Exposition will be the displacement of manual labor by machinery. The century whose closing decade will be immortalized by a greater union of all nations, on a peaceful plane, than the

Art Palace

U.S. Government Building
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table will traverse the annex, along the western line of the Main Building. Railway tracks will be laid in the annex at right angles to the transfer table. The heaviest locomotives and cars can be run direct from the installation track, which runs alongside the southern end of the building, upon the transfer table which will take them to their proper tracks inside the building. The length of these tracks is such that an entire train can be shown connected as when in actual use. When installation of heavy exhibits has been completed, the pit of the transfer table will be floored over. The annex will open into the Main Building in such a manner as to afford long and striking vistas down the main avenues and isles.

WILLARD A. SMITH, Chief.

MANUFACTURES DEPARTMENT.

The exhibition in this Department will certainly prove an attraction of supreme interest, not only to the people of the United States, but to the world at large. Under the liberal classification prepared by the Committee of the National Commission, the Department of Manufactures embraces thirty-four exceptionly large groups, divided into two hundred or more classes of the leading industries, collectively representing the products of the modern machinery and man's skillful handiwork in every conceivable form and design.

The constantly increasing interest of our home manufacturers, and the world-wide rivalry of inventive genius in the production of labor-saving devices and improved machinery to meet the ever growing popular demand, will be fittingly illustrated in the great variety of exhibits in this Department, and make it one of the most interesting and instructive features of the Exposition.

by them, the stars and stripes and the flags of all foreign nations.

The entire building, in connection with the exhibits contained therein, will illustrate in the most complete manner possible the forest resources of the world.

WALKER FEARN, Chief.

THE WOMAN'S BUILDING.

Were women to do nothing else in the great Exposition but present this splendid edifice, they would have done enough to challenge and command the wonder, admiration and respect of the whole civilized world. It is not a graceful structure planned in consonance with the softness and grace of those who are to occupy it, by men willing to thereby testify homage, but a noble thought conceived in a woman's brain, conceived on lines that have won from the most eminent architects the highest meed of praise and appreciation, and then carried to completion by women. From its firm foundations to the delicate sculptures that crown its lofty roof it is fully, absolutely and entirely woman's work. Nor is it the product of a single brain, of a single individual. In reply to the announcement that there would be an open competition among women architects for the plan of the building, there came plans from a dozen women—plans of such a high order of excellence that it was only after long and careful deliberation with the architects intrusted with the planning of the great structures of the Exposition, that the Chief of Construction awarded the prize to Miss Sophia G. Hayden.

A further surprise awaited the architects in the revelation of Miss Hayden's ability to prepare and furnish all necessary working plans, drawings and estimates, and generally to assume precisely the position and responsibility resting on each of themselves in the

MINING
MINING
Mines and Mining Building

Agricultural Building

mock berthing on the same 7 feet high, and above these are the bridge, chart-house and the boats.

At the forward end of the superstructure there is a cone-shaped tower, called the "military mast," near the top of which are placed two circular "tops" as receptacles for sharpshooters. Rapid firing guns are mounted on each of these tops. The height from the water line to the summit of this military mast is 76 feet, and above is placed a flagstaff for signaling.

The battery mounted comprises four 13-inch breech loading rifle cannon, eight 8-inch breech loading rifle cannon, four 6-inch breech loading rifle cannon, twenty 6-pound rapid firing guns, six 1-pound rapid firing guns, two Gatling guns and six torpedo tubes or torpedo guns. All of these are placed and mounted respectively as in the genuine battle ship.

On the starboard side of the ship is shown the torpedo protection net, stretching the entire length of the vessel. Steam launches and cutters ride at the booms, and all the outward appearance of a real ship of war is imitated.—*World's Fairs, etc.*

## Congress of Religions.

One of the remarkable features of the Columbian Exposition will be a series of religious congresses from August 25 through the month of September, 1893. The chairman of the general committee, Rev. John Henry Barrows, of Chicago, has associated with him members of sixteen different religious organizations. They have invited the representatives of all the great historic religions to confer together and to show what light religion has to throw on the great problems of the age. Their plan has met the approval of Mr. Gladstone, Cardinal Gibbons, the poets Holmes and Whittier, Archbishops Ireland and Ryan, Professor Drummond; Professor Godet, of Switzerland; Rabbi Maybaum

of Berlin; Justice Ameer Ali, of Calcutta; President Washburn, of Robert College, Constantinople; Bunyin Nanjie, a learned Buddhist, of Japan, and scores of the leading scholars of America and Great Britain.

THE CONGRESS OF ALL NATIONS.

While the Columbian Exposition of 1893 is intended to celebrate the four-hundredth anniversary of the discovery of America, and primarily to illustrate American progress, the United States appropriately extends the hand of fellowship and hospitality to all other nations, already represented on her soil by millions of emigrants. It will be a universal congress, which is no respecter of geographical boundary, race, color, party or sex. All the nations of Europe are bound to cosmopolitan America by invisible but indissoluble ties. England, by the force of maternal kinship, and our assimilation of her language, her literature and her jurisprudence; Germany, by the preponderating influence of the Germanic element engrafted upon our native stock, and her patriotic desire of Germanizing the modern world; France, most deeply imbued with an affection for our republican form of government.

Wherever the Stars and Stripes are honored the American invitation has sped. To Egypt, oldest of nations, yet the land of eternal freshness despite its age, and whose monuments reveal a mine of interest; to even the more ancient India, the prototypes of whose races are traced by philological research to the very twilight of history; to Persia, the land of "the Lion and the Sun," the fertility and exuberance of whose literature are equaled only by the versatility of its architectural forms; to China, whose civilization was hoary before ours had dawned, and whose strength for ages lay in her isolation; to the Japanese, whose sea-rovers in medieval times left the imprint of

Electrical Building

THE AUDITORIUM.

known seas and whose deeds even challenge the honors of the Genoese discoverer—to these and all other nations representing the older civilizations, America extends a generous welcome.—

*Exposition Graphic.*

### Visitors Protected.

About 20 per cent of the visitors who come to the fair will be able to take care of themselves. The remaining 80 per cent will need help in finding suitable boarding houses. These are the ones the Exposition Company proposes to look after. At the Centennial one building on the grounds was devoted to the comfort of visitors. It was fitted up with reception and toilet-rooms, writing-rooms and telegraph offices. Tickets to theaters and other places of amusement were on sale. Now, at this Exposition seven or eight such buildings will be required. They will be under the control of the Exposition Directors and not managed by outside parties. One of these buildings will probably be at the main entrance to the grounds, near the Administration Building. Another may be located at the extreme southeast end of the park, near the lake shore. A third will probably be just in front of the east entrance to the Manufactures Building, near the lake shore. Another building will be erected near the Fisheries Building. The Casino out on the pier may also be used for this purpose and likewise a special structure near the Woman's Building. Still another will be erected in Midway Plaisance, but the largest and probably the finest of them all will be on the wooded island, surrounded by flower gardens. These buildings will be resting places in every sense of the term. No exhibits of any character will be admitted to them. They are for the exclusive use of tired visitors.

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